



HERITAGE ESTATE AGENCY



221 Fordhouse Lane, Stirchley, Birmingham, B30 3AG

£230,000

A Three Bedroom End Terrace Property





Fordhouse Lane comprises in further detail:

The property is set back from the road and approached via fore garden with dwarf wall to front, planted bed and steps rising to main entrance door with window over opening to:

Entrance Vestibule

Coved ceiling, built-in gas meter cupboard and door with window over opening to:

Entrance Hallway

Ceiling light point and door to:

Through Lounge/Dining Room 25'9" max x 12'5" max > 9'3" min

Bay window to front aspect, window to rear aspect, coved ceiling, ceiling light point, three wall mounted light points, built-in cupboard housing electric meter, two radiators, feature fire surround with gas fire set on hearth and door to:

Inner Lobby

Stairs rising to first floor accommodation, radiator and doors to:

Under Stair Storage Pantry

Window to side aspect and ceiling light point.

Kitchen 11' x 7'6"

Two windows to side aspect, door to side aspect opening to rear garden, ceiling strip light, tiled flooring and a fitted kitchen comprising: a range of wall, drawer and base units with work surfaces over, inset sink and drainer unit with mixer tap over, space for cooker and fridge/freezer, plumbing for washing machine and door to:

Ground Floor Shower Room 5'11" x 7'4"

Obscured window to side aspect, ceiling spot lights, extractor fan, tiled walls and flooring, cupboard housing boiler, radiator and a suite comprising: shower area with wall mounted chrome mixer shower over, pedestal wash hand basin and low level flush w.c.

First Floor Landing

Leading from the inner lobby a turning stair case rises to first floor accommodation leading onto:

Split Level Landing

Obscured window to side aspect, two ceiling light point, loft access, picture rail and doors to:

Bedroom One 11'1" x 12'5" max

Two windows to front aspect, coved ceiling, ceiling light point, picture rail and radiator.

Bedroom Two 12'2" x 9'6" max

Window to rear aspect, ceiling light point and radiator.

Bedroom Three 10'11" max x 7'5" max

Window to rear aspect, ceiling light point and radiator.

Outside

Rear Garden

Accessed via a gated shared side passageway or the kitchen and benefits from paved pathway leading to gate to shared pathway, step up to shed, planted bed, paved area, lawn area with bed to side and pathway to rear.





Agent Notes:

1. We are advised that there is a right of way for the neighbouring property to pass over part of the garden to access a shared side passageway.

2. We have not been able to verify whether historic works to the property required any necessary Planning or Building Regulation approval, or whether such approvals were obtained.

Heritage estate Agency Limited would stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer obtain verification from their solicitor.

REFERRAL FEES

We would like to make our customers aware that in addition to the fee we receive from a seller we may also receive a separate commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

There is no obligation for any party to use the services we refer to you but should you decide to do so we confirm we would expect to receive a referral fee from them as shown on our website.

FIXTURES AND FITTINGS

Only those items expressly mentioned in the sales particulars will be included in the sale price.

SERVICES

Heritage Estate Agency understands from the vendor

that all mains drainage, gas, electricity and water are connected to the property but have not obtained verification of this. Any interested party should obtain verification of this information through their Solicitors or Surveyors before committing to purchase the property.

TENURE

The agent understands that the property is Freehold. However, we have not checked the legal title to the property and all interested parties should obtain verification through their Solicitor or Surveyor before committing to purchase the property.

GENERAL INFORMATION

These particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. They have been prepared in good faith as a general outline only and all measurements are approximate. Prospective purchasers should satisfy themselves to the accuracy of the information contained. The property is sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not verified the property's structural status, ownership, tenure, planning/building regulation status or the availability or operation of services and or appliances. Any prospective purchaser is advised to seek validation of all above matters prior to expressing any formal intent to purchase.

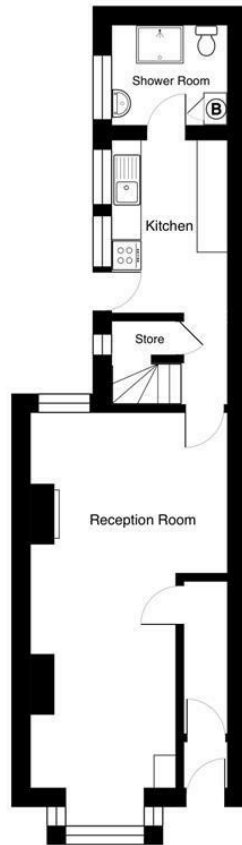
COUNCIL TAX BAND

The vendor has informed us that the property is located within Birmingham City Council - Band B

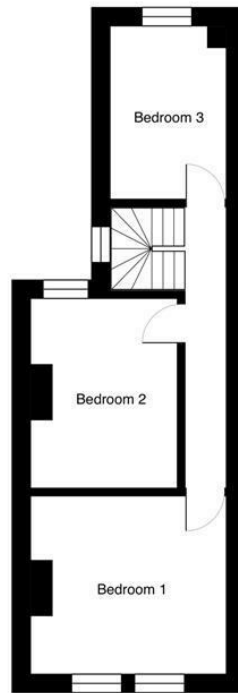




Ground Floor
Area: approx 46.3 m² ... 499 ft²



First Floor
Area: approx 39.9 m² ... 430 ft²



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Total Area: approx 86.3 m² ... 929 ft²

All measurements are approximate and for display purposes only
Area figures are approximate only
Contact agent for more details

VIEWING By appointment through 'Heritage'

Tel: (0121) 443 5900

Fax: (0121) 443 5901

E-mail:- info@heritage-estates.co.uk

Website:- www.heritage-estates.co.uk

Our opening times are:-

Monday - Friday 9.00am - 5.30pm

Saturdays - 9.30am - 4.00pm

Appointments outside these hours can be arranged and you should not hesitate to contact us should this be required.

LETTINGS AND PROPERTY MANAGEMENT If you would like to rent your property out or are looking for a property to rent, please request further information from our Lettings Department.

